

# Energy performance certificate (EPC) recommendation report

78a, Luke Street  
LONDON  
EC2A 4PY

Report number  
**0990-2960-0428-1920-5014**

Valid until  
**15 January 2028**

## Energy rating and EPC

This property's energy rating is D.

For more information on the property's energy performance, see the EPC for this property.

## Recommendations

### Changes that may pay for themselves within 3 years

Recommendation	Potential impact on carbon emissions
In some spaces, the solar gain limit defined in the NCM is exceeded, which might cause overheating. Consider solar control measures such as the application of reflective coating or shading devices to windows.	Medium

### Changes that may pay for themselves in over 7 years

Recommendation	Potential impact on carbon emissions
Some walls have uninsulated cavities - introduce cavity wall insulation.	Medium
Some windows have high U-values - consider installing secondary glazing.	Medium
Some solid walls are poorly insulated - introduce or improve internal wall insulation.	Medium
Consider installing solar water heating.	Low
Some glazing is poorly insulated. Replace/improve glazing and/or frames.	Medium

## Property and report details

Report issued on	16 January 2018
Total useful floor area	223 square metres
Building environment	Heating and Natural Ventilation
Calculation tool	CLG, iSBEM, v5.4.a, SBEM, v5.4.a.1

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## Assessor's details

Assessor's name	Gary Elston
Telephone	0208 554 1610
Email	<a href="mailto:academysurveys@outlook.com">academysurveys@outlook.com</a>
Employer's name	Academy Surveys Ltd
Employer's address	2 Smeaton Road - Woodford Bridge - IG8 8BD
Assessor ID	STRO006134
Assessor's declaration	The assessor is not related to the owner of the property.
Accreditation scheme	Stroma Certification Ltd

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